

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 544972

FORM 'A'

[See Rule 3(2)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. ANIL KUMAR GUPTA Son of Late Sundar Lal Gupta, Director of GLOBAL ENCLAVE PRIVATE LIMITED promoter of the proposed project, vide its/his/their authorization dated 05.11.2019;

I, Mr. ANIL KUMAR GUPTA Son of Late Sundar Lal Gupta Director of GLOBAL ENCLAVE PRIVATE LIMITED promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. GLOBAL ENCLAVE PRIVATE LIMITED have a legal title to the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s. Court
& 3 Bankshall Street
Kolkata-700 001

Contd.....2

15 NOV 2019

298707

Global Enclave Pvt. Ltd.

S.L. No. Sold To

Ra. Addrs.

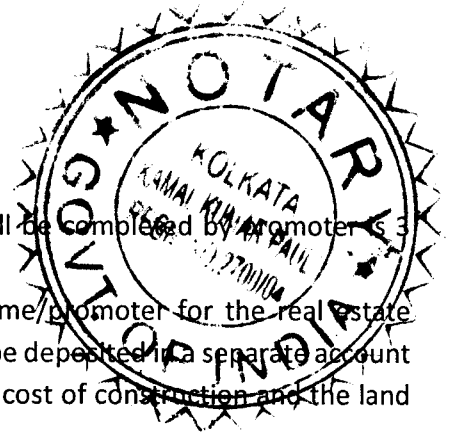
G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol- 87

2A. Ganesh Chandra Ave.

20/13

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Date Sign

14 NOV 2019



- 2 That the said land is free from all encumbrances.
- 3 That the time period within which the project shall be completed by promoter is 3 Years.
- 4 That seventy percent of the amount realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5 That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
- 6 That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project that I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
- 7 That I / promoter shall take all the pending approvals on time, from the competent authorities.
- 8 That I/ promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 9 That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Kolkata on this 15th day of November,2019

Ammit to Gupta ✓

Deponent

✓

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
 Regd. No.2700/04
 C.M.'s. Court
 • & 3 Bankshall Street
 Kolkata-700 009

ATTESTED BY ME
K.Paul
KAMAL KUMAR PAUL
 NOTARY GOVT. OF INDIA
 REGD. NO. 2700/04

15 NOV 2019